

Albion Road Ebberns Road,Hemel Hempstead HP3 9DE

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welcome to

Albion Road Ebberns Road, Hemel Hempstead

** NO UPPER CHAIN ** this two bedroom canalside apartment is located in a sought after and small residential development and well presented throughout.



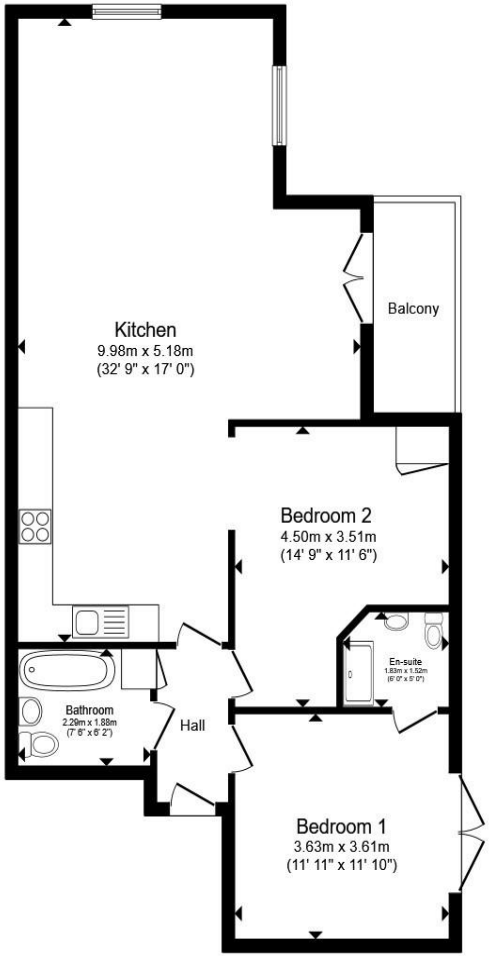












Entrance Hall

Open Plan Lounge / Kitchen

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Allocated Parking

Commual Bike Store

Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Albion Road Ebberns Road, Hemel Hempstead

- No Upper Chain
- Sought After Residential Development
- Two Bedroom Canalside Apartment
- Unusually Large & Modern Open Plan Lounge / Kitchen
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2500.00
Ground Rent: 325.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

£350,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD111805

The Property Ombudsman

Property Ref:
HHD111805 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01442 232400

HemelHempstead@brownandmerry.co.uk

57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE

brownandmerry.co.uk

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